

**97 Putney High Street,
London, SW15 1SS**



Restaurant / Retail Opportunity in Affluent Suburb - 2,648 Sq Ft

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Description

Putney is one of London's most affluent suburbs, located on the banks of the River Thames in the London Borough of Wandsworth. The property occupies a prominent position on the eastern side of Putney High Street and Montserrat Road. It is situated on a prime pitch opposite the entrance to Putney Exchange Shopping Centre benefitting from very strong footfall throughout the day.

The unit benefits from excellent transport links, with East Putney (9 min walk) and Putney Bridge (10 min walk) serving the site, providing links across London via the District line. Putney station is a 3-minute walk from the site, providing regular services to London Waterloo in 15 minutes, Clapham Junction in 7 minutes and Richmond in 6 minutes.

The unit is currently under construction, and will be delivered in shell and core condition, with an extraction duct and a 3 phase, 100 AMP electricity supply.

Accommodation (GIA)

The unit is arranged over ground and basement floors, with the following approximate floor areas:

Description	sq ft	sq m
Ground	1,528	142
Basement	1,120	104
Total	2,648	246

Lease

The unit will be available on a new lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

Upon Application

EPC

Available upon request



Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Business Rates

Business rates are currently being assessed. Interested parties are advised to make enquiries with Wandsworth Borough Council.

Further Information

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Subject to Contract and Vacant Possession.

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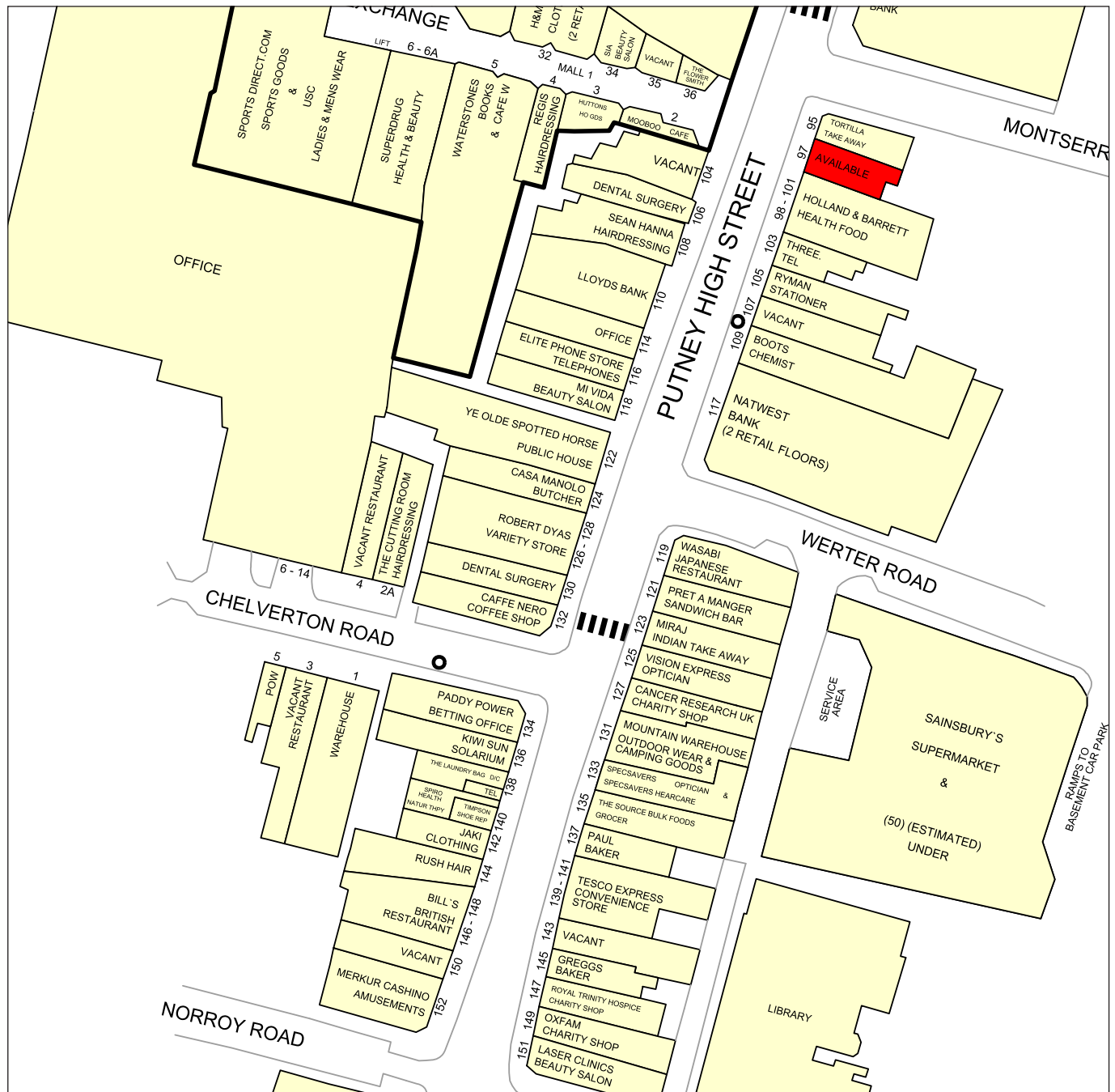
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